

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
NE/Corner East Greenbank Road and
Tred Avon Road * DEPUTY ZONING COMMISSIONER
(13201 East Greenbank Road)
15th Election District * OF BALTIMORE COUNTY
5th Councilmanic District * Case No. 96-325-SPH
Kenneth Martino, et ux
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing for that property known as 13201 East Greenbank Road, located in the vicinity of Tred Avon Road in Oliver Beach. The Petition was filed by the owners of the property, Kenneth and Anita Martino through their attorney, John B. Gontrum, Esquire. The Petitioners seek approval of a waiver from the floodplain regulations to permit an existing basement to remain. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition was Anita C. Martino, property owner, and John B. Gontrum, Esquire, attorney for the Petitioners. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of approximately 12,400 sq.ft., zoned D.R. 5.5, and is improved with a one-story dwelling, which was built in 1983 with a full basement. The Petitioners wish to remove the existing dwelling and construct a new, two-story single family dwelling over the existing footprint, keeping the basement level as it presently exists. Due to the location of the existing dwelling and basement level within the tidal flood plain, the requested special hearing is necessary in order to proceed as proposed.

ORDER RECEIVED FOR FILING

Date

By

WILLIAM J. HARRIS

In further support of their request, Ms. Martino testified that there has never been any flooding of this basement for as long as it has existed and that they use the basement for storage, only. She testified that the County has no objections to the proposed improvements, but have required that they fill in the basement level unless the special hearing relief is granted.

As noted above, there were no Protestants at the hearing, and the Petitioner indicated that her neighbors have no objections to her plans.


After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 26th day of April, 1996 that the Petition for Special Hearing seeking approval of a waiver from the floodplain regulations to permit an existing basement to remain, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such

time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 4/26/96
By [Signature]

4367511-622



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

13201 E. Greenbank Road

96-325-SFH

which is presently zoned D.R. 5.5.

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Petitioner's request for a waiver of flood plain regulations. Specifically, to permit basement to remain in existing condition in house located in tidal flood plain to which addition is being made.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee.

Legal Owner(s):

(Type or Print Name)

Anita C. Martino

(Type or Print Name)

Signature

Signature

Address

Kenneth Martino

(Type or Print Name)

City

State

Zipcode

Signature

13201 E. Greenbank Road. 335-6672

Address

Phone No.

Baltimore, MD 21220

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Attorney for Petitioner:

John B. Contrum, Esquire

(Type or Print Name)

John B. Contrum, Esq.

Name

814 Eastern Blvd.

686-8274

Address Baltimore, MD 21221

Phone No.

Signature

Remadka, Gontrum & McLaughlin, P.A.

814 Eastern Blvd.

686-8274

Address

Phone No.

Baltimore, MD 21221

City

State

Zipcode

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____

DROP OFF
No REVIEW
2/26/96
40R



EXPLANATORY STATEMENT

96-325-S PH

The subject special hearing request pertains to an existing house, for which an alteration permit has been issued. Because the house is located in the tidal floodplain, current regulations would require that the basement, which has existed as part of the house for decades must be filled and eliminated.

As previously stated, all applicable permits have been issued, and there is no issue pending relating to the house and lot lines or adjacent properties.

There are no pending violations of any sort, and no zoning issues pertaining to the site.

325

96-325-SPH

DESCRIPTION OF SITE
13201 E. Greenbank Road

Beginning for the same on the northeast corner of E. Greenbank Road and Tred Avon Road in the 5th Councilmanic District of Baltimore County and running the following courses and distances: North 25 degrees, 4' East 50 feet, South 66 degrees, 56' East 248 feet to the Gunpowder River, South 50 feet following the courses along the river, then South 66 degrees, 56 ' East 248 feet to the place of beginning

BEING KNOWN AS Lot 58 Section "A", plat sections A-B of Oliver Beach recorded among the land records of Baltimore County in Plat Book 12, page 56.

MICROFILMED

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

96-325-SBH

District 15th

Date of Posting 3-21-96

Posted for: April 9, 1996 hearing

Petitioner: Antia and Kenneth Martine

Location of property: 13201 E. Greenbank Rd

Location of Signer

Remarks:

Posted by Mark Gandy

Signature

Date of return:

Number of Signs: 1



NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204, or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #96-325-SPH
(Item 325)

13201 E. Greenbank Road
SES Greenbank Road, corner
NES Trad Avon Road
15th Election District
5th Councilmatic

Legal Owner(s):

Anita C. Martino and Kenneth
Martino

Special Hearing: to approve
a waiver of flood plain regula-
tions.

Hearing: Tuesday, April 9,
1996 at 2:00 p.m. in Rm. 118,
Old Courthouse.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Call 887-3353.

(2) For information concern-
ing the File and/or Hearing,
Please Call 887-3351.

3/106 Mar 14 C37141

CERTIFICATE OF PUBLICATION

TOWSON, MD., 3/14, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/14, 1996.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

013484

DROP OFF PETITION
ITEM 325

DATE 2/26/96

ACCOUNT 001-6150

96-325-SPH

AMOUNT \$ 85.00 (WCR)

RECEIVED FROM: Kenneth & Anita Martino

#030 - SPII & #080 - SIGN
13201 E. Greenbank Road

FOR:

MICROFILMED

02/26/96 02/26/96

85.00

BY 1300123AM02 02/26/96

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

TO: PUTUXENT PUBLISHING COMPANY
MARCH 14, 1996 Issue - Jeffersonian

Please forward billing to:

John B. Gontrum, Esq.
Romadka, Gontrum & McLaughlin, P.A.
814 Eastern Boulevard
Baltimore, Maryland 21221
686-8274

NOTICE OF HEARING

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Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-325-SPH (Item 325)
13201 E. Greenbank Road
SE/S Greenbank Road, corner NE/S Tred Avon Road
15th Election District - 5th Councilmanic
Legal Owner: Anita C. Martino and Kenneth Martino

Special Hearing to approve a waiver of flood plain regulations.

HEARING: TUESDAY, APRIL 9, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 7, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-325-SPH (Item 325)
13201 E. Greenbank Road
SE/S Greenbank Road, corner NE/S Tred Avon Road
15th Election District - 5th Councilmanic
Legal Owner: Anita C. Martino and Kenneth Martino

Special Hearing to approve a waiver of flood plain regulations.

HEARING: TUESDAY, APRIL 9, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Kenneth and Ania Martino
John B. Gontrum, Esq.

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 2, 1996

John B. Gontrum, Esquire
Romadka, Gontrum & McLaughlin, P.A.
814 Eastern Blvd.
Baltimore, MD 21221

RE: Item No.: 325
Case No.: 96-325-SPH
Petitioner: K. Martino, et ux

Dear Mr. Gontrum:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on February 26, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in cursive script, reading "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Permits and Development
 Management

DATE: March 7, 1996

FROM: Pat Keller, Director
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 316, 317, 319, 321, 322, 325, 327, 329, 330, and 333 9

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

PK/JL



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

3-8-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 325 (WCR)


Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for 
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 03/12/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MAR. 12, 1996

Item No.: SEE BELOW

Zoning Agenda:

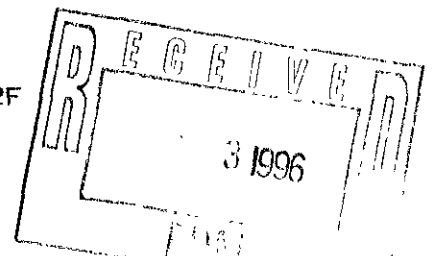
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 325, 327, 328, 329,
330 AND 333.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



96 1471

3/1/96

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director March 21, 1996
Zoning Administration and
Development Management

FROM: Patricia M. Farr. *PMF/AMS*
DEPRM

SUBJECT: Zoning Item #325 - Martino Property
13201 E. Greenbank Road
Zoning Advisory Committee Meeting of March 11, 1996

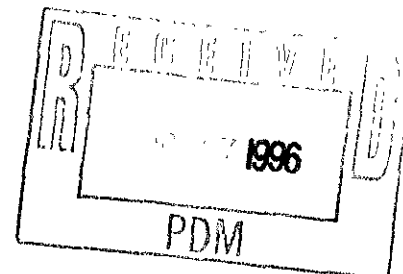
The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

This property is within the Chesapeake Bay Critical Area, in a mapped Buffer Management Area (BMA). Any increase in impervious surface area within the 100 foot buffer from Gunpowder River must be mitigated in accordance with Baltimore County's BMA Policy. The petitioners may contact Mr. Glenn Shaffer at 887-3980 for details of the BMA Policy.

PMF:GS:sp

MARTINO/DEPRM/TXTSBP



B A L T I M O R E C O U N T Y. M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: March 18, 1996

FROM: *RWB* Robert W. Bowling, Chief
 Development Plans Review Division
 Department of Permits & Development
 Management

SUBJECT: Zoning Advisory Committee Meeting
 for March 18, 1996
 Item No. 325

The Development Plans Review Division has reviewed the subject zoning item. The rear of buildings may not be constructed within 20 feet of the limits, of the 100 year riverine floodplain's 1 foot freeboard line. See Plate D-19 in the Baltimore County Design Manual, adopted in 1983 and revised February, 1985.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the floodplain elevation in all construction.

This property is located adjacent to tidewater. The Developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor, including basements, of residential development.

RWB:jrb

cc: File

ZONE2A

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
13201 E. Greenbank Road, SE/S Greenbank Rd,		
Corner NE/S Tred Avon Road, 15th	*	ZONING COMMISSIONER
Election District, 5th Councilmanic		
	*	OF BALTIMORE COUNTY
Anita C. Martino and Kenneth Martino		
Petitioners	*	CASE NO. 96-325-SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of April, 1996, a copy of the foregoing Entry of Appearance was mailed to John B. Gontrum, Esquire, Romadka, Gontrum, & McLaughlin, 814 Eastern Boulevard, Baltimore, MD 21221, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

4/10/96



Baltimore County
Department of Permits and
Development Management

96-325

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 7, 1996

John B. Gontrum, Esquire
Romadka, Gontrum, & McLaughlin, PA
814 Eastern Avenue
Baltimore, MD 21221

RE: Preliminary Petition Review (Item #325)
13201 East Greenbank Road
Legal Owner: Martino, Anita & Kenneth
15th Election District

Dear Mr. Gontrum:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$50.00 revision fee.

1. The petitions lack the necessary flood plain regulation references. See the attached sheet for your reference.
2. The plans do not have a variety of zoning public hearing checklist requirements for basic filing of a petition request. Some, but certainly not all, of the requirements are the zoning, vicinity map, adjacent dwellings, locations and uses, council district, floodplain type and elevations, critical area status, utilities locations, etc. Also, the DRC must approve this waiver request prior to the zoning public hearing. Note compliance and results of the DRC waiver on the plan.

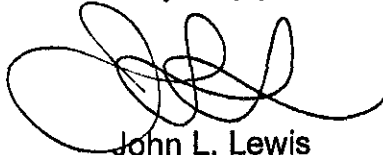


John B. Gontrum, Esquire
March 7, 1996
Page 2

3. Staff can make no detailed comments on this site due to this lack of standard review information and advises that revised plans conforming to the zoning checklist be provided as soon as possible to rectify the problem.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

John L. Lewis
Planner II
Zoning Review

JLL:scj

Enclosure (receipt)

c: Zoning Commissioner

DECLARATION OF LAND RESTRICTION FOR CERTAIN STRUCTURES IN THE FLOODPLAIN

This DECLARATION made this 1 day of November, 1995, by Anita C. Martino ("Owner") having an address at: 13201 E Greenbank Rd

WITNESSETH:

WHEREAS, the Owner is the record owner of all that real property located at 13201 E Greenbank Rd Baltimore in the th Election District of County, designated in the Tax Records as map 455, parcel 40, plat , and being that same property acquired by the Owner by deed dated , 19 , and recorded among the Land Records of County, Maryland at liber 12, folio 56.

WHEREAS, the Owner has applied for a permit, conditioned permit, or variance to place a structure on that property that either (1) does not conform, or (2) may be made noncompliant by later conversion, to the strict elevation requirements of Article XI Section 517.0 of the Floodplain Management Ordinance of Baltimore County ("Ordinance") and under Permit Number B248382 ("Permit").

WHEREAS, the Owner agrees to record this DECLARATION and certifies and declares that the following covenants, conditions, and restrictions are placed on the affected property as a condition of granting the Permit, and affects rights and obligations of the Owner and shall be binding on the Owner, his heirs, personal representatives, successors, and assigns.

UPON THE TERMS AND SUBJECT TO THE CONDITIONS, as follows:

1. The structure or part thereof to which these conditions apply is: Addition For More Living Space

2. This structure has been allowed without strict conformance with the elevation requirement of the Ordinance. Conversion to habitable space shall not occur unless the enclosed area below the Flood Protection Elevation is brought into full compliance with this Ordinance. At this site, the Flood Protection Elevation is 10.2 feet above mean sea level, National Geodetic Vertical Datum.

3. Enclosed areas below the Flood Protection Elevation shall be used solely for parking of vehicles, limited storage, or access to the building. All interior walls, ceilings, and floors below the Flood Protection Elevation shall be unfinished or constructed of flood resistant materials. Mechanical, electrical, or

NPDP/WRA 10-92

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE

DATE

11-1-95
MICROFILMED

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County

11-1-95

01128

☒ **Standard Land Instrument**
☐ **County:** _____
 Added is for the use of the Clerk's Office for **Payments and Taxation, and County Financials**
 or Print in Black Ink Only—All Copies of this Form must be submitted to the Clerk's Office for recording.

Deed	<input type="checkbox"/>	Mortgage	<input type="checkbox"/>
Deed of Trust	<input type="checkbox"/>	Lease	<input type="checkbox"/>
Improved Sale	<input type="checkbox"/>	Unimproved Sale	<input type="checkbox"/>
Arms-Length [1]	<input type="checkbox"/>	Arms-Length [2]	<input type="checkbox"/>

Recordation
 State Transfer
 County Transfer
 Plain Authority
 Land Restriction
 Consideration Amount

od Protr
 ts which p
 total open
 of enclosed
 least two
 ll be no more

6. Other conditions:

Owner: [Signature] (Seal)

Owner: _____ (Seal)

STATE OF MARYLAND, County of Baltimore, TO WIT:

In witness whereof, I have set my hand and Notarial Seal,
the day and year first written above.

My Commission expires on June 1, 1964 Vanessa Sibrea

ROMADKA, GONTRUM & McLAUGHLIN, P.A.

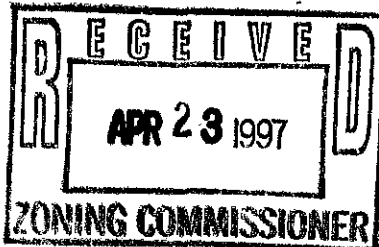
814 Eastern Boulevard
Baltimore, Maryland 21221

(410) 686-8274
(410) 686-0118 FAX

ROBERT J. ROMADKA
JOHN B. GONTRUM
J. MICHAEL McLAUGHLIN, JR.*

JILL D. LOPER

* Also Admitted In the District of Columbia



TOWSON OFFICE:
307 W. ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(410) 825-0711

April 18, 1997

Timothy M. Kotroco, Esq.
Deputy Zoning Commissioner for Baltimore County
Suite 112, Courthouse
400 Washington Ave.
Towson, Maryland 21204

Re: PETITION FOR SPECIAL HEARING
13201 East Greenbank Road
Kenneth Martino, et ux -Pet.
Case No. 96-325-SPH

Dear Mr. Kotroco:

The above referenced case pertained to a tidal flood plain waiver to permit an existing basement in a home to remain. An order approving the waiver was granted on April 26, 1996

The case involved an existing dwelling built in 1983 with a full basement. All of the heating, plumbing and electrical systems were placed in the basement. The Petitioners sought to reconstruct a two story home on the footprint of the existing house and leave the basement. The remodeling of the house in and of itself involves no zoning variances or issues, nor does it produce any critical area issues. These were reasons involved in using the existing footprint of the house.

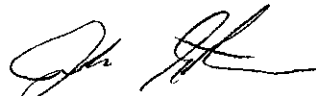
No Protestants appeared, and no appeals were taken. Now, the county is asking that all mechanical, electrical, or plumbing equipment must be installed above the flood elevation. Testimony indicated that in the 13 years of the existence of the house, no flooding of the property had occurred despite large storms. In addition, the testimony proffered also referred to the fact of the location of the mechanical, electrical and plumbing equipment as factors in producing the practical difficulty if the basement were to be filled.

Code enforcement has asked us to ask you for a letter which refers to the equipment in the

basement in order for my clients not to be in violation of the code. Mr. Glenn Berry, a code enforcement officer, is handling the matter.

We would appreciate your clarification of the April 26, 1996 order that allowing the basement to remain also included the utilities located in the basement.

Very truly yours,

A handwritten signature in black ink, appearing to read 'John B. Gontrum', with a stylized flourish extending to the right.

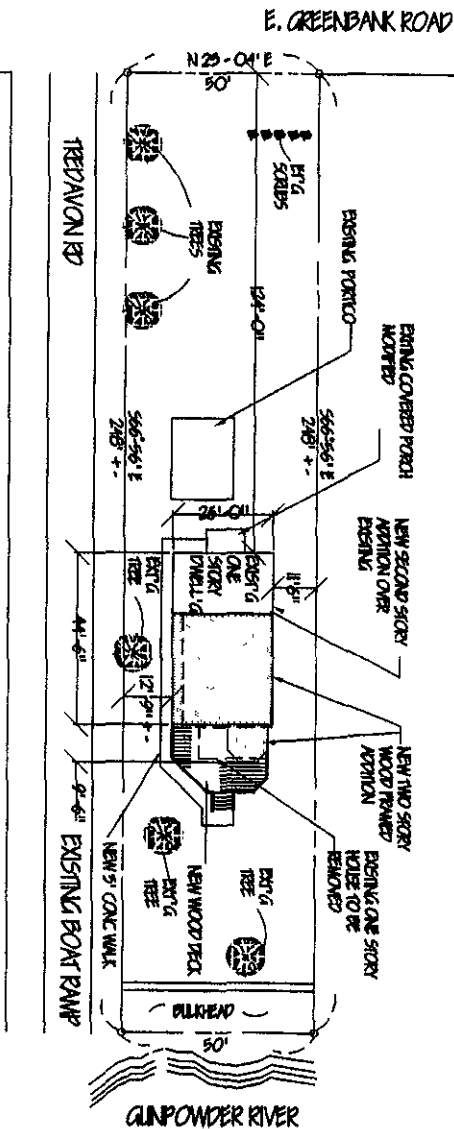
John B. Gontrum

cc. Mr. and Mrs. Martino

200' - NE 7 M

11-501

NOTE: ALL INFORMATION WAS TAKEN FROM
SURVEY PLAT PREPARED BY
FRANK LEE
SURVEY ENGINEER
1277 NEILBORS AVE
BALTIMORE, MD. 21237



RENOVATIONS AND ALTERATIONS TO"
MR & MRS KENNETH MARTINO
15201 E. GREENBANK RD
BALTIMORE MD, 21220

DRAPING CONSULTANT
JAMES W BOYCE
700 KAREN DRIVE
KINGSVILLE, MD. 21087

A

ROMADKA, GONTRUM & McLAUGHLIN, P.A.

814 Eastern Boulevard
Baltimore, Maryland 21221

(410) 686-8274
(410) 686-0118 FAX

ROBERT J. ROMADKA
JOHN B. GONTRUM
J. MICHAEL McLAUGHLIN, JR. *

TOWSON OFFICE:
307 W. ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(410) 825-0711

JILL D. LOPER

* Also Admitted In the District of Columbia

May 8, 1997

Timothy M. Kotroco, Esq.
Deputy Zoning Commissioner for Baltimore County
Suite 112
Courthouse
400 Washington Ave.
Towson, Maryland 21204

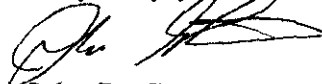
RE: Petition for Special Hearing
Kenneth Martino, et ux -Pet
Case No. 96-325-Sph

Dear Mr. Kotroco:

Per our letter of April 18, 1997, to you with respect to the above-referenced case we would appreciate a determination that the permission to leave the utilities for the premises in the existing basement of the house, which is being rebuilt was included in your decision in the above-referenced matter to leave the basement in the house intact.

The Department of Permits and Development Management has requested that the determination be in writing to leave the mechanical, electrical and plumbing equipment in place and to continue usage of the basement for this purpose.

Very truly yours,



John B. Gontrum

AGREED THAT DECISION IN CASE NO. 96-325-SPH ALLOWED BASEMENT AREA TO CONTINUE TO BE USED FOR LOCATION OF MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT.



TIMOTHY M. KOTROCO

DEPUTY ZONING COMMISSIONER DATE: MAY 8, 1997

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

April 26, 1996

John B. Gontrum, Esquire
Romadka, Gontrum & McLaughlin
814 Eastern Boulevard
Baltimore, Maryland 21221

RE: PETITION FOR SPECIAL HEARING
NE/Corner East Greenbank Road and Tred Avon Road
(13201 East Greenbank Road)
15th Election District - 5th Councilmanic District
Kenneth Martino, et ux - Petitioners
Case No. 96-325-SPH

Dear Mr. Gontrum:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. Kenneth Martino
13201 E. Greenbank Road, Baltimore, Md. 21220

DEPRM; People's Counsel

File

IN RE: PETITION FOR SPECIAL HEARING
NE/Corner East Greenbank Road and
Tred Avon Road
(13201 East Greenbank Road)
15th Election District
5th Councilmanic District
Kenneth Martino, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-325-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing for that property known as 13201 East Greenbank Road, located in the vicinity of Tred Avon Road in Oliver Beach. The Petition was filed by the owners of the property, Kenneth and Anita Martino through their attorney, John B. Gontrum, Esquire. The Petitioners seek approval of a waiver from the floodplain regulations to permit an existing basement to remain. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition was Anita C. Martino, property owner, and John B. Gontrum, Esquire, attorney for the Petitioners. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of approximately 12,400 sq.ft., zoned D.R. 5.5, and is improved with a one-story dwelling, which was built in 1983 with a full basement. The Petitioners wish to remove the existing dwelling and construct a new, two-story single family dwelling over the existing footprint, keeping the basement level as it presently exists. Due to the location of the existing dwelling and basement level within the tidal flood plain, the requested special hearing is necessary in order to proceed as proposed.

In further support of their request, Ms. Martino testified that there has never been any flooding of this basement for as long as it has existed and that they use the basement for storage, only. She testified that the County has no objections to the proposed improvements, but have required that they fill in the basement level unless the special hearing relief is granted.

As noted above, there were no Protestants at the hearing, and the Petitioner indicated that her neighbors have no objections to her plans.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 26th day of April, 1996 that the Petition for Special Hearing seeking approval of a waiver from the floodplain regulations to permit an existing basement to remain, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

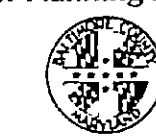
- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such

Time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

April 26, 1996

(410) 887-4386

John B. Gontrum, Esquire
Romadka, Gontrum & McLaughlin
814 Eastern Boulevard
Baltimore, Maryland 21221

RE: PETITION FOR SPECIAL HEARING
NE/Corner East Greenbank Road and Tred Avon Road
(13201 East Greenbank Road)
15th Election District - 5th Councilmanic District
Kenneth Martino, et ux - Petitioners
Case No. 96-325-SPH

Dear Mr. Gontrum:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. Kenneth Martino
13201 E. Greenbank Road, Baltimore, Md. 21220

DEPRM: People's Counsel

File

ORDER RECEIVED FOR FILING
Date 4/26/96
By TMK

ORDER RECEIVED FOR FILING
Date 4/26/96
By TMK

ORDER RECEIVED FOR FILING
Date 4/26/96
By TMK

- 2 -

- 3 -

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on Recycled Paper



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 13201 E. Greenbank Road
which is presently zoned D.R. 5.5.

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve Petitioner's request for a waiver of flood plain regulations. Specifically, to permit basement to remain in existing condition in house located in tidal flood plain to which addition is being made.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessor:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

John B. Gontrum, Esquire

(Type or Print Name)

Romadka, Gontrum & McLaughlin, P.A.

814 Eastern Blvd.

Baltimore, MD 21221

City State Zipcode

DROP OFF

No REVIEW

2/26/96

KOR

Who do I deliver this petition and what, under the penalty of perjury, that I am and the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Anita C. Martino

(Type or Print Name)

Signature

Kenneth Martino

(Type or Print Name)

Signature

13201 E. Greenbank Road.

335-6672

Address

Baltimore, MD 21220

City State Zipcode

Name, Address and phone number of representative to be contacted

John B. Gontrum, Esq.

Name

814 Eastern Blvd.

Baltimore, MD 21221

City State Zipcode

ESTIMATE OF LENGTH OF HEARING

available for hearing

the following date

ALL OTHER

REVIEWED BY: DATE

EXPLANATORY STATEMENT

The subject special hearing request pertains to an existing house, for which an alteration permit has been issued. Because the house is located in the tidal floodplain, current regulations would require that the basement, which has existed as part of the house for decades must be filled and eliminated. As previously stated, all applicable permits have been issued, and there is no issue pending relating to the house and lot lines or adjacent properties. There are no pending violations of any sort, and no zoning issues pertaining to the site.

DESCRIPTION OF SITE

13201 E. Greenbank Road

Beginning for the same on the northeast corner of E. Greenbank Road and Tred Avon Road in the 5th Councilmanic District of Baltimore County and running the following courses and distances: North 25 degrees, 4' East 50 feet, South 66 degrees, 56' East 248 feet to the Gunpowder River, South 50 feet following the courses along the river, then South 66 degrees, 56' East 248 feet to the place of beginning

BEING KNOWN AS Lot 58 Section "A", plat sections A-B of Oliver Beach recorded among the land records of Baltimore County in Plat Book 12, page 56.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

96-325-SPH

District: 15th Date of Posting: 3-21-96

Posted for: April 9, 1996 hearing

Petitioner: Anita and Kenneth Martino

Location of property: 13201 E. Greenbank Rd

Location of Sign: _____

Remarks: _____

Posted by: Mark Conrad Date of return: _____

Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 3/14, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/14, 1996.

THE JEFFERSONIAN,

A. Henrichsen
LEGAL AD. - TOWSON

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County by authority of the Zoning Department of Baltimore County will hold a public hearing on the property described herein in Room 102 of the County Office Building, 1111 North Avenue, in Towson, Maryland 21204, on April 9, 1996, at 10:00 a.m. The hearing will be held at 1111 North Avenue, Room 102, Towson, Maryland 21204 as follows:

Case #96-325-SPH

(Item 15)

13201 E. Greenbank Road

NE/Corner East Greenbank Road and Tred Avon Road

15th Election District

5th Councilmanic District

Legal Owner(s):

Anita C. Martino and Kenneth Martino

Special Hearing to approve a waiver of flood plain regulations

Hearing: Tuesday, April 9, 1996 at 10:00 a.m. in Room 102, Old Courthouse.

Lawrence E. SOMMER

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are held on Tuesdays, unless otherwise specified.

(2) For information concerning the 15th and 5th Councilmanic Districts, please call 887-3391.

3/28/96 14

CPH

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE - REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

DATE: 2/26/96 ACCOUNT: 001-6150

96-325-SPH

AMOUNT: \$ 85.00 (MCR)

RECEIVED FROM: Kenneth & Anita Martino

FOR: #030 - SPH & 6080 - SIGN

13201 E. Greenbank Road

RECEIVED FROM: Kenneth & Anita Martino

FOR: #030 - SPH & 6080 - SIGN

13201 E. Greenbank Road

RECEIVED FROM: Kenneth & Anita Martino

FOR: #030 - SPH & 6080 - SIGN

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13201 E. Greenbank Road

RECEIVED FROM: Kenneth & Anita Martino

FOR: #030 - SPH & 6080 - SIGN

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FOR: #030 - SPH & 6080 - SIGN

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FOR: #030 - SPH & 6080 - SIGN

13201 E. Greenbank Road

RECEIVED FROM: Kenneth & Anita Martino

FOR: #030 - SPH & 6080 - SIGN

13201 E. Greenbank Road

TO: PUTNEY PUBLISHING COMPANY
MARCH 14, 1996 Issue - Jeffersonian

Please forward billing to:

John B. Gontum, Esq.
Romack, Gontum & McLaughlin, P.A.
814 Eastern Avenue
Baltimore, Maryland 21221
686-8274

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-325-SFH (Item 325)
13201 E. Greenbank Road
SE/S Greenbank Road, corner NE/S Tred Avon Road
15th Election District - 5th Councilmanic
Legal Owner: Anita C. Martino and Kenneth Martino

Special Hearing to approve a waiver of flood plain regulations.

HEARING: TUESDAY, APRIL 9, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHINDY
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 7, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-325-SFH (Item 325)
13201 E. Greenbank Road
SE/S Greenbank Road, corner NE/S Tred Avon Road
15th Election District - 5th Councilmanic
Legal Owner: Anita C. Martino and Kenneth Martino

Special Hearing to approve a waiver of flood plain regulations.

HEARING: TUESDAY, APRIL 9, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

Bel John
Arnold John
Director

cc: Kenneth and Anita Martino
John B. Gontum, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 7, 1996

John B. Gontum, Esquire
Romack, Gontum, & McLaughlin, PA
814 Eastern Avenue
Baltimore, MD 21221

RE: Preliminary Petition Review (Item #325)
13201 East Greenbank Road
Legal Owner: Martino, Anita & Kenneth
15th Election District

Dear Mr. Gontum:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$50.00 revision fee.

- The petitions lack the necessary flood plain regulation references. See the attached sheet for your reference.
- The plans do not have a variety of zoning public hearing checklist requirements for basic filing of a petition request. Some, but certainly not all, of the requirements are the zoning, vicinity map, adjacent dwellings, locations and uses, council district, floodplain type and elevations, critical area status, utilities locations, etc. Also, the DRC must approve this waiver request prior to the zoning public hearing. Note compliance and results of the DRC waiver on the plan.

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John B. Gontum, Esquire
March 7, 1996
Page 2

- Staff can make no detailed comments on this site due to this lack of standard review information and advises that revised plans conforming to the zoning checklist be provided as soon as possible to rectify the problem.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,

John L. Lewis
John L. Lewis
Planner II
Zoning Review

JLL:soj

Enclosure (receipt)

c: Zoning Commissioner

011204.046

DECLARATION OF LAND RESTRICTION FOR CERTAIN STRUCTURES IN THE FLOODPLAIN

This DECLARATION made this 1 day of November, 1995, by Anita C. Martino ("Owner") having an address at: 13201 E. Greenbank Rd

WITNESSETH:

WHEREAS, the Owner is the record owner of all that real property located at 13201 E. Greenbank Rd in the 15th Election District of Baltimore County, designated in the Tax Records as map 455, parcel 45 and being that same property acquired by the Owner by deed dated 1978 and recorded among the Land Records of Baltimore County, Maryland at Liber 18, folio 56.

WHEREAS, the Owner has applied for a permit, conditioned permit, or variance to place a structure on that property that either (1) does not conform, or (2) may be made noncompliant by later conversion to the strict elevation requirements of Article 17, Section 211.2 of the Floodplain Management Ordinance of Baltimore County ("Ordinance") and under Permit Number 8242382 ("Permit").

WHEREAS, the Owner agrees to record this DECLARATION and certifies and declares that the following covenants, conditions, and restrictions are placed on the affected property as a condition of granting the permit, and affects rights and obligations of the Owner and shall be binding on the Owner, his heirs, personal representatives, successors, and assigns.

UPON THE TERMS AND SUBJECT TO THE CONDITIONS, as follows:

- The structure or part thereof to which these conditions apply is: habitation for small living space
- This structure has been allowed without strict conformance with the elevation requirement of the Ordinance. Conversion to habitable space shall not occur unless the enclosed area below the Flood Protection Elevation is brought into full compliance with this Ordinance. At this site, the Flood Protection Elevation is 10.2 feet above mean sea level, National Geodetic Vertical Datum.
- Enclosed areas below the Flood Protection Elevation shall be used solely for parking of vehicles, limited storage, or access to the building. All interior walls, ceilings, and floors below the Flood Protection Elevation shall be unfinished or constructed of flood resistant materials. Mechanical, electrical, or

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County
11-1-95
SIGNATURE JA DATE 11-1-95 MICROFILMED

011204

plumbing devices shall not be installed below the Protection Elevation.

4. The walls of the enclosed areas below the Flood Protection Elevation shall be equipped with at least two vents which the automatic entry and exit of flood waters with total open of at least one square inch for every square foot of enclosed area below flood level. The vents shall be on at least two different walls, and the bottoms of the vents shall be no more than one foot above grade.

5. Any alterations or changes from these conditions constitute a violation of the Permit and may render the structure uninsurable or increase the cost for flood insurance. The jurisdiction issuing the Permit and enforcing the Ordinance may take any appropriate legal action to correct any violation.

6. Other conditions:

ORDERED, ADJUDGED, APPROVED, and GRANTED, of their hands and seals, this 1st day of November, 1995.

Notary: Anita C. Martino (Seal)

STATE OF MARYLAND, County of Baltimore, TO WIT:

I hereby certify that on this 1st day of November, 1995, before me the subscriber, a Notary Public of the State aforesaid, personally appeared Anita C. Martino and known to me, or satisfactorily proven to be the person(s) whose name is subscribed to the foregoing instrument, who acknowledged that he has executed it for the purposes therein set forth, and that it is his act and deed.

In witness whereof, I have set my hand and Notarial Seal, this 1st day of November, 1995.

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County
11-1-95
SIGNATURE JA DATE 11-1-95 MICROFILMED

RE: PETITION FOR SPECIAL HEARING
13201 E. Greenbank Road, SE/S Greenbank Rd,
Corner NE/S Tred Avon Road, 15th
Election District, 5th Councilmanic
Anita C. Martino and Kenneth Martino
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 96-325-SFH

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of April, 1996, a copy of the foregoing Entry of Appearance was mailed to John B. Gontum, Esquire, Romack, Gontum, & McLaughlin, 814 Eastern Boulevard, Baltimore, MD 21221, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

MICROFILMED

LOT 50 SECTION "A" PLAT SECTIONS A-B

CLARK BRACH
PLAT BOOK 12-56
UPON RECORD BALTIMORE COUNTY MD
DATE 11-22-72
200' - NE 7 M

NOTE: ALL INFORMATION WAS OBTAINED FROM
SURVEY PLAT PREPARED BY
FRANK LEE
SERIES ENGINEER
1277 NEIGHBORS AVE
BALTIMORE MD 21221

RECEIVED BY RECORDS OF
BALTIMORE COUNTY
11-1-95
DATE 11-1-95
SIGNATURE JA DATE 11-1-95 MICROFILMED